

## ***Development Agreement Quick Reference Guide***

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### **Essential Timeline**

Development Agreement effective date	March 15, 2005
Noise Working Group meetings	Continuing
Airport Land Use Working Group meetings	Continuing
Original Expiration of Development Agreement	July 5, 2012
Extended Expiration of Development Agreement	March 15, 2015
Authority obligation to sell Trust Property	March 15, 2015

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### **Relevant Terms**

#### **Terminal Construction** – (Sec. 3.7(a)).

Authority cannot [until March 15, 2015]:

- (1) construct a new or relocated passenger terminal building;
- (2) commence public review or publicly announce the intention to prepare any environmental document related to a plan or plans for a new or relocated passenger terminal building;
- (3) submit applications for funding or permit for a new or relocated passenger terminal building to any local, state or federal agency; or
- (4) take any action that, pursuant to law, establishes a deadline for the City to take any public action or position on a plan or plans for a new or relocated passenger terminal building.

#### **Terminal Planning** – (Sec. 4.4(a))

City cannot [until July 5, 2012]:

- (1) publicly announce preparation of a master plan, specific plan, comprehensive plan or rezoning that provides specific development standards or other specific requirements that affect the location or development of a new or relocated passenger terminal building;
- (2) commence public review or publicly announce the intention to prepare any environmental document related to a master plan, specific plan, comprehensive plan or rezoning that provides specific development standards or other specific requirements that affect the location or development of a new or relocated passenger terminal building; or
- (3) take any action that, pursuant to law, or as a requirement of any other approval, establishes a requirement for the Authority to take any public action or public position on a plan or plans for a new or relocated passenger terminal building.

#### **Informal Discussions** – (Sec. 3.7(a) and Sec. 4.4(c))

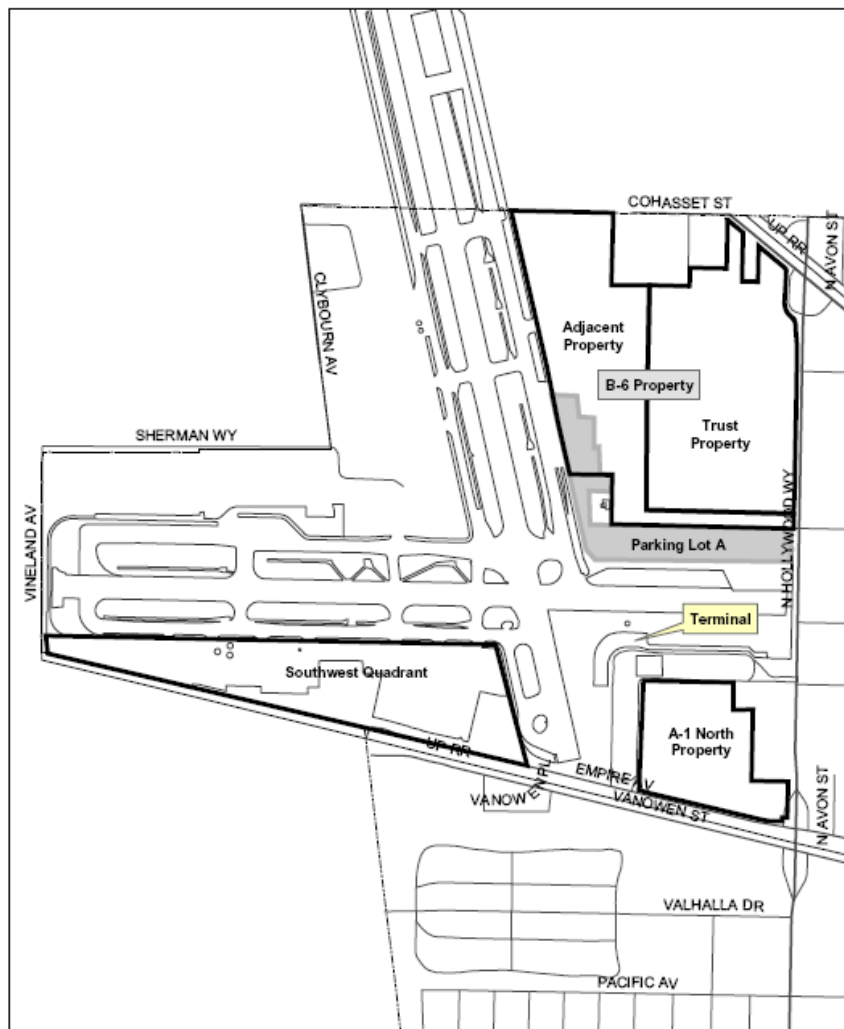
The City and Authority may discuss “proposals or plans” and “master plans, specific plans, comprehensive plans or rezoning proposals” with “each other’s staffs, other government agencies’ staffs, or the Airport Land Use Working Group.”

### Airport Land Use Working Group –(Sec. 4.2(c)(1))

Group is comprised of three City and three Authority staff members selected by the City Manager and Airport Executive Director. The mission of this group is to “evaluate the success of this Agreement in achieving each Party’s goals, including the environmental benefits that are intended to result from the projects and mitigation measures identified herein, and, taking into account the then existing circumstances, discussing options for proceeding at the expiration of the Term of the Agreement and consideration of future use of the Trust Property upon sale by the Trustee.”

### Restrictions on Airport Development

Development Agreement prohibits many kinds of development that could expand or appear to enhance the Airport. The Development Agreement permits development that is consistent with City zoning in the Airport Zone (Sec. 3.2) but *prohibits* a new terminal (§ 3.7(a)), new airline passenger gates (§ 3.8(b)), remote aircraft parking positions (§ 3.8(c)), any increase in the area dedicated to general aviation (§ 3.8(d)), new buildings within the building restriction line near the runways (§ 3.8(e)), or vehicle parking beyond specific restrictions and phasing outlined in the Development Agreement (§ 3.8(f)). The Authority is further limited in its use of the B-6 Property.



Bob Hope Airport and Vicinity  
Property Names

